

## **RDMD/Planning and Development Services**

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**DATE:** March 9, 2006 (continued from February 23, 2006)

**TO:** Orange County Zoning Administrator

**FROM:** Resources and Development Management Department/Land Use Services Division

**SUBJECT:** Public Hearing on Planning Application PA05-0066 for Use Permit.

**PROPOSAL:** Request for approval of a wireless communication facility at the Trinity United Presbyterian Church. The subject site is located in the North Tustin unincorporated area.

**LOCATION:** 13922 Prospect Avenue, unincorporated North Tustin area (Third Supervisorial District)

**APPLICANT:** Trinity United Presbyterian Church, property owners  
Cingular Wireless Services, Agent

**STAFF** Yosh Kawasaki, Staff Planner

**CONTACT:** Phone: (714) 834-4389 FAX: (714) 667-8344

**SYNOPSIS:** PDS/Current and Advance Planning Service recommends Zoning Administrator approval of Permit Application No. PA05-0066, for a Use Permit subject to findings and conditions attached.

### **BACKGROUND:**

Cingular Wireless proposes the establishment of a wireless telephone facility at Trinity United Presbyterian Church located at 13922 Prospect Avenue (Lands of Messrs Glassell & Chapman Lot POR Soledad Peralta Tract 424) in the unincorporated North Tustin area. The property is approximately 8.4 acres and currently zoned 100-R1-10,000 "Single Family Residence" District with a restriction of a minimum 100 foot roadway frontage and a minimum lot size of 10,000 square feet. The subject site was originally developed in the early 1960's as a church. Churches, temples and other places of worship are principal uses permitted under the R1 zoning district regulations. The property has received numerous discretionary actions over the years to accommodate the changing needs of the church.

The proposed antennas will be a roof mounted on the church (sanctuary) within the existing steeple. The height of the proposed antennas will be 62 feet above the finished grade, requiring a use permit, pursuant to Section 7-9-129.2 "Antennas" of the Zoning Code.

**SURROUNDING LAND USE:**

Direction	Land Use Designation	Existing Land Use
Project Site	100- R1 – 10,000 “Single-Family Residence” District	Church
North	100 - E4 “Small Estates” District	school
South	100 - E4 “Small Estates” District	Single family dwelling
East	100- E4 “Small Estates” District	Single family dwelling
West	City of Tustin	Commercial



## **REFERRAL FOR COMMENT AND PUBLIC NOTICE:**

A Notice of Hearing was mailed to all owners of record within 300 feet of the subject site. Additionally, a notice was posted at the site, at the 300 N. Flower Building and as required by established public hearing posting procedures. A copy of the planning application and a copy of the proposed site plan were distributed for review and comment to other County Divisions. This proposal was also heard and approved by the North Tustin Advisory Committee at its November 16, 2005 meeting.

As of the writing of this staff report, no written comments from other County Divisions raising issues with the project have been received by staff.

## **CEQA COMPLIANCE:**

The proposed project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines.

## **DISCUSSION/ANALYSIS:**

Cingular Wireless is currently experiencing coverage and capacity problems within the surrounding area of the proposed project. As an on going commitment to improving its network coverage in Orange County, Cingular Wireless proposes to use the Trinity United Presbyterian Church site to enhance the wireless coverage along 17<sup>th</sup> Street and Prospect Avenue. The proposed facility will provide high speed internet, telephone and other wireless service to the surrounding area.

The proposed project consists of the installation and maintenance of ten (10) panel antennas arranged in three (3) sectors mounted on the existing roof/steeple of the main building of the church. The approximate size of the panel antennae are 72" (H) x 10" (W) x 4" (D). Sectors 'A' and 'B' will contain an array of three (3) antennas each and Sector 'C' an array of four (4) antennas. The antennas will be located on the roof of the sanctuary between the existing church steeple at a height of 62.66 feet above the finished grade. The height of the antennas are approximately 8 ¾ feet below the top of the existing church steeple (71.40 feet). The antennas will be shielded behind radio transparent material painted and textured to match the existing exterior building materials. No antenna will be visible from the exterior. The facility will be unmanned and remotely monitored. However, technicians will make monthly visits to perform maintenance and testing. The facility will operate 24 hours per day, seven days per week.

In addition to the antennas, six (6) telecommunications and power back-up cabinets will be located in an outside area adjacent to the southerly side of the building. A screening wall will extend from the building, shielding the cabinets from the public view. Two (2) GPS antennas will be also be attached to the cabinets for Emergency 911 services.

The project will not pose a significant impact on circulation in the area. There will be a minimal visual impact from the tower of the supporting facilities structure as the tower will be disguised as part of the roof/steeple area of the building and the supporting structure will blend with existing facilities on site.

**RECOMMENDED ACTION:**

PDS/Current and Advance Planning Services recommends the Zoning Administrator:

- a. Receive staff report and public testimony as appropriate; and
- b. Approve Planning Application PA050066 for a use permit over height antennas, subject to the attached Findings and Conditions of approval.

Respectfully submitted,

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Charles Shoemaker, Chief  
LPSD/Site Planning Section

**EXHIBITS:**

1. Applicant's Letter of Explanation
2. Project Plans (Site Plan, Floor Plan and Elevation)
3. Color Photographs (Zoning Administrator's copy only)
4. Environmental Documentation

**ATTACHMENTS:**

- A. Findings of Approval
- B. Conditions of Approval

**APPEAL PROCEDURE:**

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$245.00 for a single family dwelling matter or \$760.00 for all other matters, to be filed at the Development Processing Center, 300 N. Flower St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to the Planning and Development Services Department.